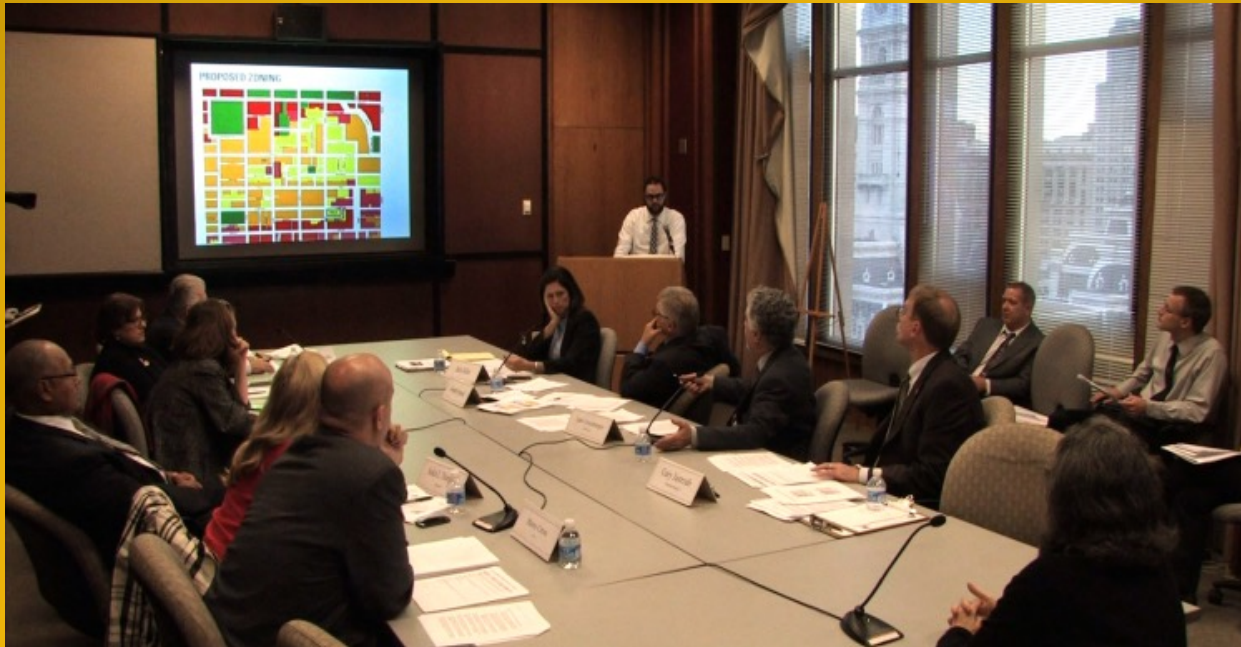


A Primer on Public Meetings

For Planning
Commissioners









Public Meetings are part of Government!



All meetings of public bodies must be open to the public!



Right to attend,
see and hear
public's
business



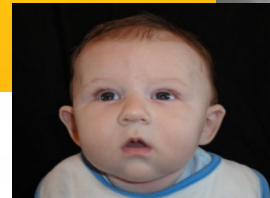


**Attend, but
not to speak!**



No Speaking?

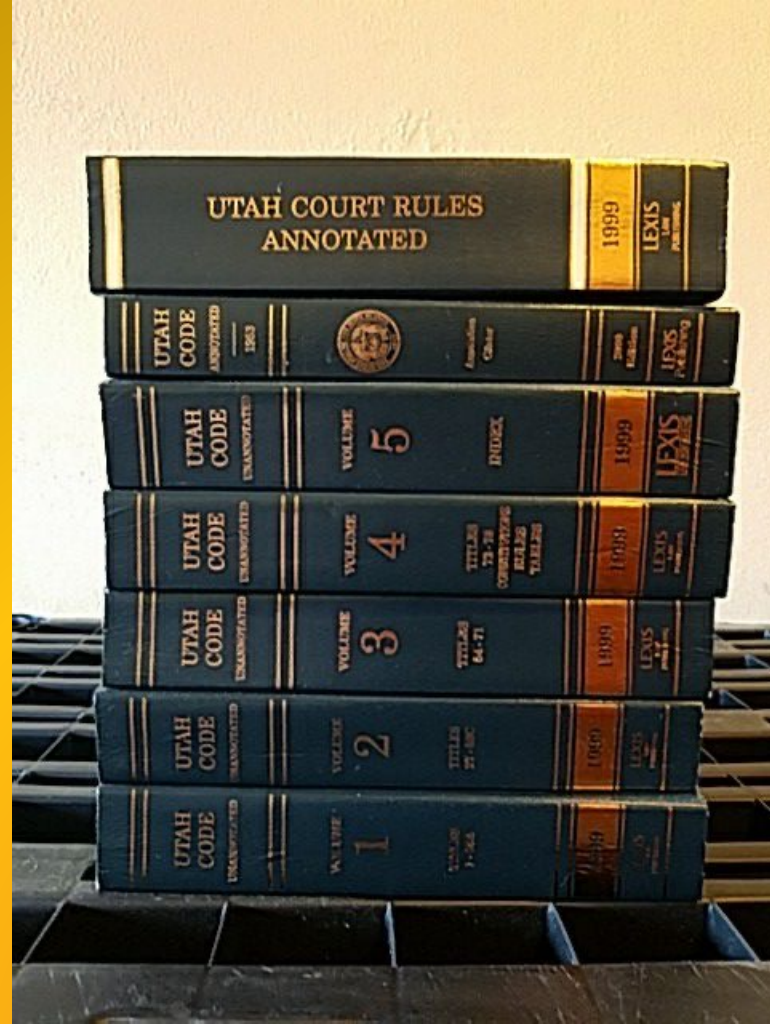
Doesn't public have the right to speak?



Public hearing vs. *Public meeting*







24 March 2016 Agenda

WHATEVER CITY PLANNING COMMISSION

NOTICE AND AGENDA

Notice is hereby given that the Whatever City Planning Commission will hold their regular meeting on Thursday, March 24, 2016 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and approval of minutes from the meeting of February 25, 2016.
2. Conditional use permit for a major home occupation "B", foot zone therapy at 145 South 300 East.
3. Conditional use permit for farm animals at 1396 South 700 East.
4. Modification of an existing conditional use permit for a public utility station at 675 West Mutton Hollow Road – CenturyLink.
5. **Public hearing** and request to rezone 4.05 acres of property at approximately 880 South Sunset Drive from A-1(Light Agriculture) to R-1-LD (Residential Single Family Low Density) – Symphony Homes.
6. **Public hearing** and preliminary plat approval for Sunset Equestrian Estates Phase 19 at approximately 880 South Sunset Drive.
7. Presentation and approval of the Whatever City Active Transportation Plan.
8. Call to the public.
9. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
10. Adjournment.







PC: Two Main Roles

LEGISLATIVE

ADMINISTRATIVE

Legislative Action

- Relates to adoption of policy and rules to implement that policy
- Decisions are more political than legal
- Preferences of legislative body members given broad deference by the courts
- Usually only challengeable in court if no public benefit at all, or tries to do something clearly illegal
- Actions are referable!

Legislative Actions



- Adoption or amendment of General Plan
- Adoption or amendment of Land Use Ordinances
- Zonings or rezones
- Annexations
- Adoption of fee schedules

Legislative Action Public Hearing Required!



Administrative Action

- Items being considered under the rules established by ordinances
- Decisions are more legal & technical, rather than political (not policy)
- Strict standards of review in the courts – there must be “substantial evidence” for the action taken
- No public clamor! There must be “evidence”
- NOT Referrable!

Administrative Actions



- Issuance of building permits
- Site plan reviews
- Conditional use permits
- Subdivision reviews
- Land use application approvals



Administrative Action

No Hearing Required



No Public Clamor!!



EVIDENCE!



Appeal Authority



Public Meeting

Posted and Noticed

Open to the public

Agenda with items listed

Public input not required

Public Hearing

Posted and Noticed

Happens within a public meeting on a specific agenda item

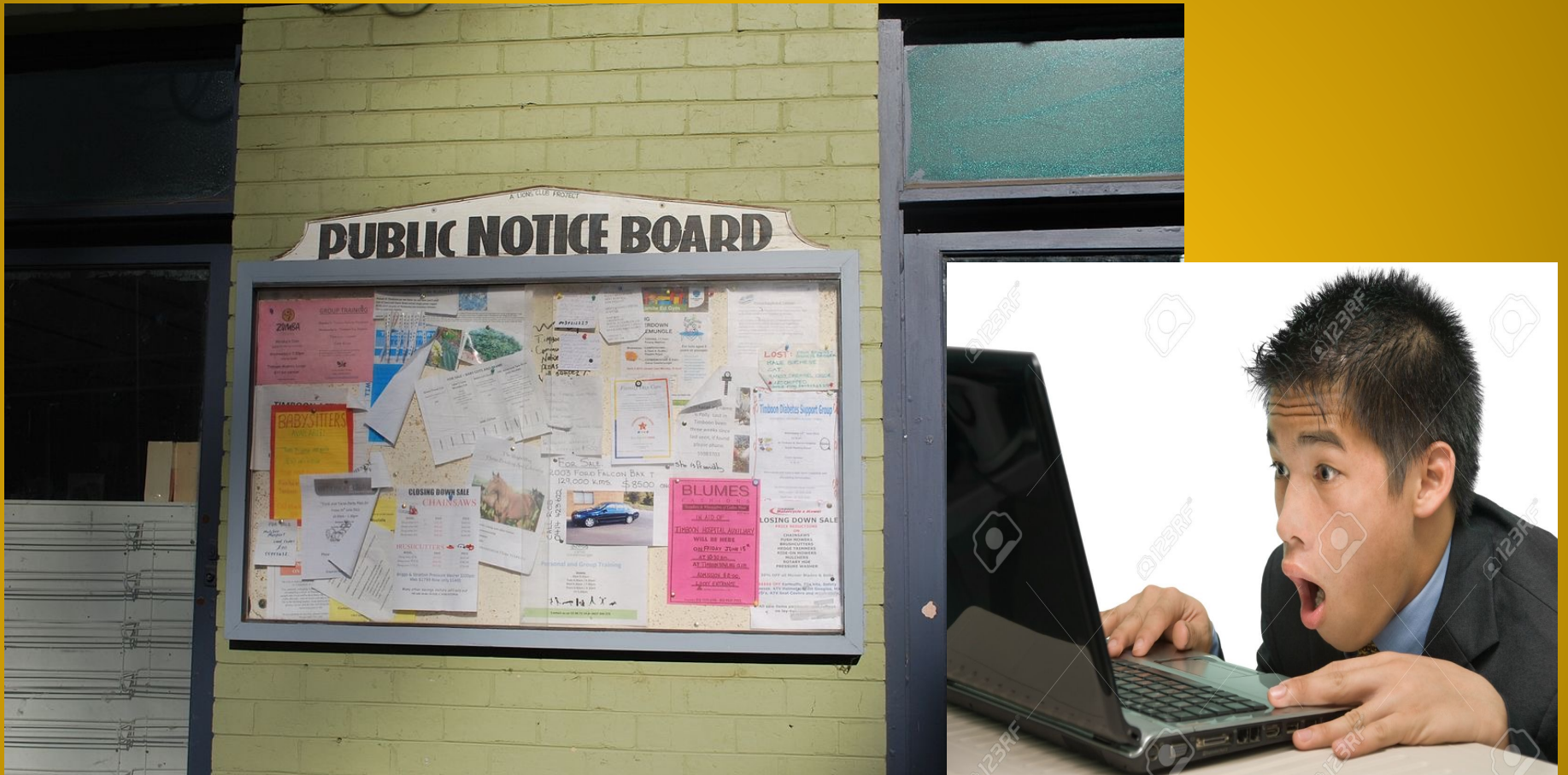
Input required – anyone can comment

Can limit time of input – must be uniform (due process)

Can accept written comments

Can continue to another night

Public Notice and Public Meetings



PUBLIC HEARING – Typical Notice

The Daggett County Commission will hold a Public Hearing at the Daggett County Courthouse – 95 North 1st West; Manila, Utah on October 19, 2010 at 9:30 am. The Hearing is to obtain comments regarding a proposed change to the **Daggett County Planning and Zoning Ordinance/Map for parcel A300-2 requested by John R and Marion Butler as co-trustees. The request is to change the zoning from A-20 to R-R-1/2.** Additional information can be found on the County website at: www.daggettcounty.org/hearing101910 .

All interested parties are invited to attend or send written comments to the Daggett County Commission; PO Box 400; Manila, UT 84046 before 5 pm on October 14.

For more info call (435) 784-3154. In compliance with the Americans With Disabilities Act, persons needing auxiliary services for this meeting should call the Daggett County Clerk's Office at (435) 784-3154 at least 24 hours prior to the meeting.



NOTICES

"Because the People Must Know"

UPAXLP



NOTICE OF PUBLIC MEETING

Taylor's Tub-n-Grub is holding a public meeting to discuss a conditional use permit to allow Doug Taylor to expand his woodworking business and build a suitable shop/garage on the residential property directly south of his home at 432 South 200 West in Emery Town. The meeting will take place immediately following the Emery Town Council meeting on Feb. 13 at 6 p.m. This will also set the groundwork to establish a 501 C-3, non-profit foundation, for a renewable energy resources corporation. Any comments or complaints will be accepted, in writing prior to the meeting at PO Box 648 in Emery, Utah. No calls, please.

Published in the Emery County Progress January 23, 30 and February 6, 2007.

ANNOUNCEMENT OF APPOINTMENT AND NOTICE TO CREDITORS

Estate of John I. Parker, Deceased
Probate No. 06370015

All persons having claims against the above estate are hereby notified that

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